



## PORTLAND PUBLIC SCHOOLS

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## STAFF REPORT

**Date:** May 7, 2024

**To:** Board of Education

**From:** Dan Jung, Chief Operating Officer  
Stormy Shanks, Senior Director, Office of School Modernization

**Subject:** Adoption of Cleveland High School Comprehensive Plan

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### **BACKGROUND**

Board Resolution 6153 referred the planning and design for the Cleveland High School Modernization project to voters as a part of the 2020 bond.

The Cleveland High School Modernization Project Team (Project Team) has worked with internal stakeholders, external stakeholders, a community Comprehensive Planning Committee and the internal Cleveland Modernization Steering Committee to develop a Comprehensive Plan in conformance with the Comprehensive High School Education Specifications and Design Guidelines & Standards.

### **RELATED POLICIES/BEST PRACTICES**

The PPS 2017 Comprehensive High School Educational Specifications (2017 Ed Specs), along with information on current Cleveland High School programming, was used as the basis for programming of the modernized Cleveland High School. The Cleveland High School Comprehensive Plan was also informed by space programming needs of the PPS Climate Crisis Response Policy.

In addition to using these documents as the foundation for the Cleveland High School program, the Project Team conducted a rigorous outreach and engagement effort over several months. The Project Team met with internal and external focus groups and developed a Comprehensive Plan report for Cleveland High School that presents the desired room requirements, the interrelationships of spaces, specific room requirements and square footages, and most importantly, represents the core educational values of PPS.

## **ANALYSIS OF SITUATION**

Cleveland High School is a neighborhood comprehensive high school serving approximately 1,500 students. Located in Southeast Portland, it occupies three separate parcels totalling 11.5 acres. The main building consists of the original 1929 school, 1957 gymnasium, 1958 music and shop wing, and a 1968 classroom addition on a single 4 acre parcel. A surface parking lot sits across 26th Ave from the main building. The track and field is located about four blocks to the east on a separate 6.5 acre parcel. The total building area is approximately 250,000 square feet. The main building is bound by SE Powell Blvd. and SE Franklin St. between SE 26th and 28th Avenues. Powell Park, owned by Portland Parks and Recreation, is located across Powell Blvd. between SE 26th and SE 22nd Avenues. Powell Park is utilized by CHS athletic programs including baseball, soccer, and lacrosse.

A Conceptual Master Planning effort was undertaken in late 2019 to provide a basis of cost estimating for future project planning. Based on cost information and other project prioritization, the Board of Education included \$20M for planning and design for the Cleveland High School Modernization project on the 2020 Bond, with the understanding that funds for construction would need to be included for voter approval in a later bond measure.

The Comprehensive Planning effort started in October 2023, culminating in the attached final report with a recommended planning option and projected budget. The Project Team analyzed multiple options to modernize CHS and received feedback and input from a broad community engagement process. Many conversations centered around the historic 1929 structure. Analysis of historic value, structural integrity, and space planning implications figured prominently in the discussion. Maintaining the historic structure posed a number of complications for the project including a lack of ADA accessibility, limitations on outdoor open space, compromised teaching spaces, and limited internal daylighting. Community engagement groups overwhelmingly support all new construction including the results of a community-wide survey with 1,413 responses.

The recommended option detailed in the report is to build an all new school consolidated on the single 4 acre parcel where the current building sits. The CHS school program will relocate to the Marshall Campus during the construction phase.

Potential improvements for athletic facilities at Powell Park, owned by Portland Parks & Recreation, are also discussed in the Comprehensive Plan. Currently, CHS baseball, soccer and lacrosse utilize Powell Park fields, while CHS softball utilizes Woodstock Park. The Project Team has identified a potential improvement scope including softball and baseball fields with an integrated multi-purpose field, however conversations with Portland Parks and Recreation are not scheduled until early May 2024. A conceptual diagram of this option and a budget range for this work is included in the CHS Comprehensive Plan report for informational purposes only. Addition of this scope of work would need to be approved by the Board of Education in the future as an amendment to the CHS Comprehensive Plan, and funding for it would need to be identified at that time.

The Cleveland High School Modernization project is utilizing the PPS Design Standards, Guidelines and Educational Specifications (Ed Specs). Utilizing these guidelines and standards, the new CHS will provide facilities that compare equitably to the recently completed modernized high school facilities at Roosevelt, Franklin, Grant, McDaniel, and Lincoln. Similar to the Ida B

Wells Comprehensive Plan, the CHS Comprehensive Plan is larger than the base 2017 Ed Specs in large part due to lessons learned in the most recent high school modernization projects, spaces related to PPS' resiliency goals, and space needs for current CHS educational programming.

## **FISCAL IMPACT**

The total project budget identified in the 2020 Bond materials for the planning and design for Cleveland High School Modernization project was \$20,000,000. While rough cost estimates were developed as part of the 2019 Conceptual Master Plan effort, it was understood that new cost estimates would be developed in conjunction with this CHS Comprehensive Plan.

The Project Team utilized professional cost estimators to establish a project budget. Based on this information, the total CHS Modernization project budget is \$480,744,850. In order for construction to occur on the Cleveland High School Modernization project, funding will need to be secured through a future bond measure. After deducting the \$20,000,000 funding approved in the 2020 Bond, the remaining funding requirement to complete the project is \$460,744,850.

It is worth noting that any delay in the proposed project schedule provided below and in the attached CHS Comprehensive Plan Report will result in significant additional costs in market escalation that are not included in the estimated project budget above.

Please see the attached CHS Comprehensive Plan Report for more detailed project cost information.

## **COMMUNITY ENGAGEMENT**

The comprehensive planning phase for CHS included a broad community engagement program. A Comprehensive Planning Committee (CPC) met on six separate occasions to review, discuss and recommend next steps for the comprehensive plan of the modernization project. The committee toured two examples of modernized high schools in the PPS district: Grant High School and Lincoln High School. The CPC included representatives from many community groups including students, parents, alumni and parents from feeder schools, as well as teachers and staff. CPC members were specifically chosen to represent as many community groups as possible, while reflecting the diverse make-up of Cleveland High School itself.

Additionally, specific engagement efforts were conducted to include voices from other community groups including those historically underserved and/or underrepresented. More detail about this engagement process is included in the CHS Comprehensive Plan. Three community design workshops were held at CHS with over 150 total participants. Presentations and feedback exercises were also facilitated with CHS staff, CHS student leadership groups, and broader engagement with approximately 545 students occurred during a school day hosted by the Project Team in the CHS auditorium.

A community survey was conducted by PPS to get wider input on the question of building all new construction or maintaining the historic structure. This survey went out to the general community around CHS including feeder schools, the alumni association, and the four neighborhood associations adjacent to the campus. A total of 1,413 responses to the survey were collected with over 81% in support of building all new construction instead of maintaining

the historic structure. More detail about the survey is included in the CHS Comprehensive Plan documents.

### **TIMELINE FOR IMPLEMENTATION / EVALUATION**

If the proposed CHS Comprehensive Plan is approved, the current Architecture/Engineering project team will continue forward with building and site design. This will take place in coordination with ongoing community engagement, including a community-based Design Advisory Group as well as open houses, small focus groups, and other engagement activities. Design is expected to complete in spring 2026.

In order for construction to occur on the Cleveland High School Modernization project, funding will need to be secured through a future bond measure. If funding is approved and construction is able to commence in June 2026 per the schedule provided in the attached CHS Comprehensive Plan, students will be moved off-site to the PPS Marshall High School campus during construction. The modernized Cleveland High School is scheduled to complete construction in 2028 and open for staff and students for the 2028-29 school year. Any delay in this schedule will incur significant additional costs in market escalation.

Please see the attached CHS Comprehensive Plan Report for more detailed project schedule information.

### **CONNECTION TO BOARD GOALS**

The new modernized Cleveland High School will provide each student with an equitable, individualized, high-quality learning experience and the tools to reach their full potential within an environment that is safe, healthy, and joyful. The new Cleveland High School will embody PPS's Mission, Vision and Values, and its Climate Policy, to strengthen the future of its students and its communities.

### **STAFF RECOMMENDATION**

Staff requests approval of the proposed Cleveland High School Comprehensive Plan.

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### **ATTACHMENTS**

- A. *Cleveland HS Comprehensive Plan Report*
- B. *Cleveland HS Comprehensive Plan Board Presentation*